

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	MILTON ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	ORFANOS THEOFANES/CHRISTINA			
Owner 2:	TRUSTEES / ORFANOS FAMILY TR			
Owner 3:				
Street 1:	16 MILTON ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 3614 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 Half Bath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes			
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000				
Total AC/HA: 0.10331			Total SF/SM: 4500			Parcel LUC: 104			Two Family			Prime NB Desc			ARLINGTON						Total:	443,999		Spl Credit				Total:	444,000	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	557,600	4,400	444,000	1,006,000		3258
							GIS Ref
							GIS Ref
Total Card	0.103	557,600	4,400	444,000	1,006,000	Entered Lot Size	
Total Parcel	0.103	557,600	4,400	444,000	1,006,000	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		278.36	/Parcel: 278.36	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	557,600	4400	4,500.	444,000	1,006,000		Year end	12/23/2021	PRINT	
2021	104	FV	532,900	4400	4,500.	444,000	981,300		Year End Roll	12/10/2020		Date
2020	104	FV	533,200	4400	4,500.	444,000	981,600	981,600	Year End Roll	12/18/2019	12/29/21	18:20:45
2019	104	FV	408,500	4400	4,500.	471,800	884,700	884,700	Year End Roll	1/3/2019		
2018	104	FV	408,500	4400	4,500.	344,100	757,000	757,000	Year End Roll	12/20/2017	LAST REV	
2017	104	FV	383,800	4400	4,500.	299,700	687,900	687,900	Year End Roll	1/3/2017	Date	Time
2016	104	FV	383,800	4400	4,500.	255,300	643,500	643,500	Year End	1/4/2016	09/25/17	11:07:28
2015	104	FV	343,200	4400	4,500.	249,800	597,400	597,400	Year End Roll	12/11/2014	apro	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS&NOTICE	HS	Hanne S
2/17/2009	Meas/Inspect	189	PATRIOT
2/9/2005	OWNR INFO	BR	B Rossignol
10/14/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	267	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	3258
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

